

AGENDA

Meeting: Southern Area Planning Committee
Place: Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU
Date: Thursday 15 January 2015
Time: 6.00 pm

Please direct any enquiries on this Agenda to David Parkes, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line (01225) 718220 or email david.parkes@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Fred Westmoreland (Chairman)	Cllr Mike Hewitt
Cllr Christopher Devine (Vice-Chairman)	Cllr George Jeans
Cllr Richard Britton	Cllr Ian McLennan
Cllr Richard Clewer	Cllr Ian Tomes
Cllr Brian Dalton	Cllr Ian West
Cllr Jose Green	

Substitutes:

Cllr Trevor Carbin	Cllr Helena McKeown
Cllr Terry Chivers	Cllr Leo Randall
Cllr Ernie Clark	Cllr Ricky Rogers
Cllr Tony Deane	Cllr John Smale
Cllr Dennis Drewett	Cllr John Walsh
Cllr Peter Edge	Cllr Bridget Wayman
Cllr Magnus Macdonald	Cllr Graham Wright

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies for Absence**

To receive any apologies or substitutions for the meeting.

2 **Minutes** (*Pages 1 - 8*)

To approve and sign as a correct record the minutes of the meeting held on 18 December 2014.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation and Councillors' Questions**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register in person no later than 5.50pm on the day of the meeting.

The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered. The rules on public participation in respect of planning applications are detailed in the Council's Planning Code of Good Practice.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications. Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda (acting on behalf of the Corporate

Director) no later than 5pm on **7 January 2014**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals** (*Pages 9 - 10*)

To receive details of completed and pending appeals.

7 **Planning Applications**

To consider and determine planning applications in the attached schedule.

7a **13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ** (*Pages 11 - 26*)

7b **14/07832/OUT - Land off the A338 and Bourne View, Allington** (*Pages 27 - 46*) (*Site visit arranged for the day of the Committee meeting*).

7c **14/10256/FUL - 46 Tournament Road, Salisbury, SP2 9LG** (*Pages 47 - 54*)

8 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

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SOUTHERN AREA PLANNING COMMITTEE

DRAFT MINUTES OF THE SOUTHERN AREA PLANNING COMMITTEE MEETING HELD ON 18 DECEMBER 2014 AT ALAMEIN SUITE - CITY HALL, MALTHOUSE LANE, SALISBURY, SP2 7TU.

Present:

Cllr Fred Westmoreland (Chairman), Cllr Christopher Devine (Vice Chairman), Cllr Richard Britton, Cllr Richard Clewer, Cllr Brian Dalton, Cllr Jose Green, Cllr Mike Hewitt, Cllr George Jeans, Cllr Ian McLennan and Cllr Ian Tomes

128 Apologies for Absence

No apologies were received.

129 Minutes

The minutes of the meeting held on 27 November 2014 were presented.

Resolved:

To approve as a correct record and sign the minutes on behalf of the Committee.

130 Declarations of Interest

There were no declarations.

131 Chairman's Announcements

The Chairman explained the meeting procedure to the members of the public.

132 Public Participation and Councillors' Questions

The committee noted the rules on public participation.

133 Hampton Drains Update

Members were updated on the resolution of issues, which have arisen from use of land to the north by the developers of Hampton Park, to haul construction spoil to a temporary location.

Cllr McLennan raised concerns in regards to fencing and access points on the site.

Resolved:
To note the update within the report.

134 **Planning Appeals**

The committee received details of the appeal decisions as detailed in the agenda.

135 **Planning Applications**

136 **14/09204/FUL - 15-17 Middleton Road, Salisbury, Wiltshire, SP2 7AY**

Public Participation

Mr Martin Quigley spoke in support to the application.
Cllr Matthew Deane (Salisbury City Council) spoke in support of the application.

The Planning Officer presented his report to the Committee which recommended that permission be **GRANTED** subject to conditions.

Members of the Committee then had the opportunity to ask technical questions of the officer. Members asked about restrictions to parking permits on the site. Concern was raised in regards to the potential for flooding and it was confirmed that this development would be built with this in mind.

An item of late correspondence was circulated at the meeting.

Members debated the application and the merits of the new design scheme in comparison to the previously approved scheme. Concern in regards to flooding was discussed by Members and it was heard that the Environment Agency were happy with the application. The consultation of Wessex Water was raised in regards to sewer drainage and surface water; the Planning Officer then clarified the water drainage arrangements.

Resolved:
To APPROVE planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

Reason: In the interests of highway safety.

3. No part of the development hereby permitted shall be first occupied until the access, turning area, parking spaces and covered cycle parking have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

Reason: In the interests of highway safety.

4. No development shall commence on site until a surface water management scheme for the site (including surface water from the access/driveway), based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance provision for all drainage works serving the site. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained, to prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

5. The proposed new access and frontage parking are directly affected by a residents parking scheme in Middleton Road (Zone D). The construction of the new access and frontage parking shall not take place until the relevant traffic regulation order has been amended to omit the site frontage.

Reason: In order to provide a safe access to the development.

6. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and the character and appearance of the area.

7. No development shall commence on site until details of the proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To ensure that the development is subject to minimum risk of flooding.

8. No development shall commence on site until a scheme to ensure minimum 3m wide unobstructed access to and alongside the Main River to allow for

inspection and maintenance has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure access to the Main River for inspection and maintenance.

9. No development shall commence on site until a working method statement to cover all permanent and temporary works within 8m of the Main River shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason: To minimise the risk of damage to the main river banks and ensure no materials or plant are stored close to the watercourse or could enter the watercourse.

10. No development shall commence on site until a Construction Environmental Management Plan, has been submitted and approved by the Local Planning Authority. This should cover the following:

- site layouts during construction
- bunded areas
- pollution prevention plans
- management responsibilities and maintenance schedules
- timing of works
- machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.)
- protection of areas of ecological sensitivity and importance
- site supervision

Reason: The protection of controlled waters.

11. No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul has been constructed in accordance with the approved scheme.

Reason: To ensure that the development can be adequately drained.

12. No development shall commence on site until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall

be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory landscaped setting for the development.

13. No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: To minimise the disturbance which noise during the construction of the development could otherwise have upon the amenities of nearby dwellings.

14. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No jw625-201 Rev E Proposed Elevations, dated 22/09/2014, received by this office 29/09/2014

Drawing No jw625-200 Rev M Proposed site and floor plans, dated 22/09/2014, received by this office 29/09/2014

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE: Environment Agency

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Summerlock Stream designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483 341.

INFORMATIVE: Highways

In order to comply with condition 5, it will be necessary for the applicant to request that the necessary changes to the existing traffic regulation order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost of the order and works will be in the order of £2,000 and the applicant shall deposit the sum with the Council at the appropriate time in order to ensure the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

Any application for a residents parking permit by future occupants of the proposed flats will not be successful.

INFORMATIVE: Wessex Water

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526 222 for Water Supply and 01225 526 333 for Waste Water.

Separate Sewers Systems

Separate systems of drainage will be required to serve the proposed development.

No surface water connections will be permitted to the foul sewer system.

INFORMATIVE: Material samples

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE: Burning of Waste

The council's public protection team have advised that no burning of waste should take place during the construction phase of the development hereby permitted, due to Environmental Protection Legislation.

137 Urgent Items

There were no urgent items

(Duration of meeting: 6.00 - 6.45 pm)

The Officer who has produced these minutes is David Parkes, of Democratic Services, direct line (01225) 718220, e-mail david.parkes@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

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APPEALS Appeal Decisions

Application Number	Site	Appeal Type	Application Delegated/ Committee	Appeal Decision	Overturn	Costs

Outstanding Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
13/02724/FUL	Woodford, Middle Woodford, Salisbury	WR	COMMITTEE	O/T
14/03436/ADV	Richmond Farm, Brickworth Road, Whiteparish	WR	DEL	
14/02018/FUL	81 Downton Road, Salisbury	WR	DEL	
14/07763/FUL	Land adj to Orchard Cottage, Stapleford	WR	DEL	
S/2013/0255	Park Cottage, Milton, East Knoyle	H (RE-DETERMINATION)	DEL	
14/07557/FUL	10 Ventry Close, Salisbury	WR	COMMITTEE	O/T

New Appeals

Application Number	Site	Appeal Type	Application Delegated/ Committee	Overturn
14/07668/PNCOU	Barn 12 m north of the Cones, Landford	WR	DEL	

- WR Written Representations
- HH Fastrack Householder Appeal
- H Hearing
- LI Local Inquiry
- ENF Enforcement Appeal

2nd January 2015

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Report To Southern Area Planning Committee

Report No. 1

Date of Meeting	15 January 2015
Application Number	13/02543/OUT
Site Address	Matrons College Farm, Castle Lane, Whaddon, Salisbury, SP5 3EQ
Proposal	Erect 28 dwellings and Local Health Centre on land to north and north east of Matron's College Farm, change of use of land south east of Matron's College Farm from agricultural to allotments, develop new access adjacent to Oakridge Office Park
Applicant	Mr Tim Leech
Town/Parish Council	Alderbury
Ward	Alderbury and Whiteparish
Grid Ref	419581 126120
Type of application	Outline Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The proposal has wider strategic implications due to the scale and location of site, which is outside of the Alderbury Settlement boundary.

Purpose of Report

To consider the recommendation of the Area Development Manager (South) to **REFUSE** the application.

1. Report Summary

The main issues in the consideration of this application are as follows:

1. Principle of proposal;
2. Suitability of the proposed access and other highways considerations;
3. Impact upon residential amenity and the character and appearance of the area;
4. Ecological and environmental impacts;
5. Impact on infrastructure made necessary by the development - recreational open space, education, and waste & recycling facilities.

The application has generated a total of 37 representations from the interested parties, as follows:

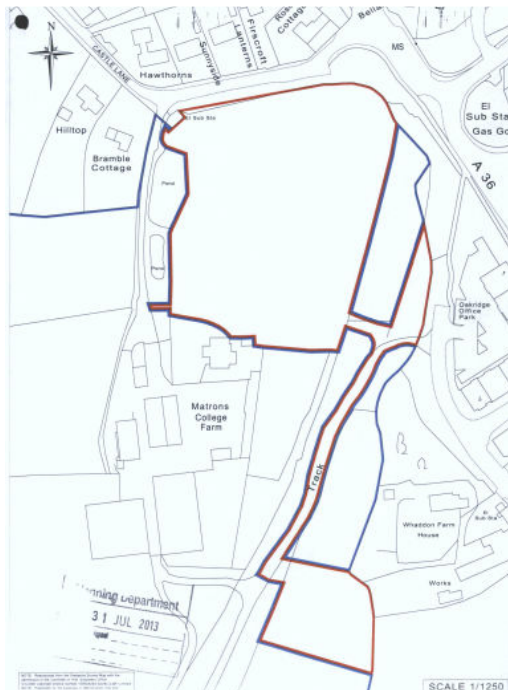
- Twenty four representations in support of the proposed development
- Thirteen representations objecting on grounds including -
 - I. Highway safety and traffic generation
 - II. Benefit of health centre too vague/not deliverable
 - III. Urban incursion into countryside
 - IV. Development outside of housing policy boundary
 - V. Adverse impact on the character of the area
 - VI. Noise pollution and light pollution

Alderbury Parish Council does not support the proposal.

2. Site Description

The 1.43 ha application site consists primarily of an undeveloped field that is located on the south eastern edge of Whaddon, close to Alderbury, and also includes an additional area of agricultural land further to the south (linked to the main site via a track) on which it is proposed to provide allotment gardens.

In policy terms the site lies within the countryside, outside the settlement boundary of Alderbury.



3. Planning History

13/00451/FUL Demolition of existing out buildings and erection of 3 new dwellings with associated garages and parking at Whaddon Farm **REFUSED, Appeal Dismissed**

4. The Proposal

The application is for outline planning consent with all matters reserved except for access. It proposes the erection of 28 dwellings and a local health centre, and the change of use of land from agricultural to allotments. The access to and from the proposed development is adjacent to the adjoining Oakridge Office Park to the immediate east of the site.

The application is supported by various reports including a “Local Health Centre: Summary of Proposal” which states the following:

The proposed centre would comprise the following key elements:

- *a clinical room from which a GP service would be provided to the general public and users of a Day Room.*
- *a second clinical room to provide associated health care services with a focus on reducing morbidity and managing patients better within the community and thus away from secondary care. Services would include (but not be limited to) podiatry, physiotherapy, back care, diabetic support, medication support, and dietetics*
- *a large Day Room with well designed chairs for mobility aids and appropriate seating. This would be used by up to around 20 users at any one time.*
- *1 carer per 3 patients to enable to enable “gold standard” care.*
- *Kitchenette, accessible toilet and shower, and office space*
- *a mini bus with a hoist would provide transport.*

The Summary further states:

The day centre is the solution that the Government needs to help solve the problem of increasing elderly care and morbidity within a caring social environment.

There are central NHS directives alerting us to the financial implications of long stay patients and urging us to get them discharged. Every week, we receive data relating to the costs of its long-stay patients in Salisbury District Hospital, from which it is clear that there is a compelling need for patients to be discharged whenever possible. However, frequently we are unable to arrange this due to lack of local facilities and available care.

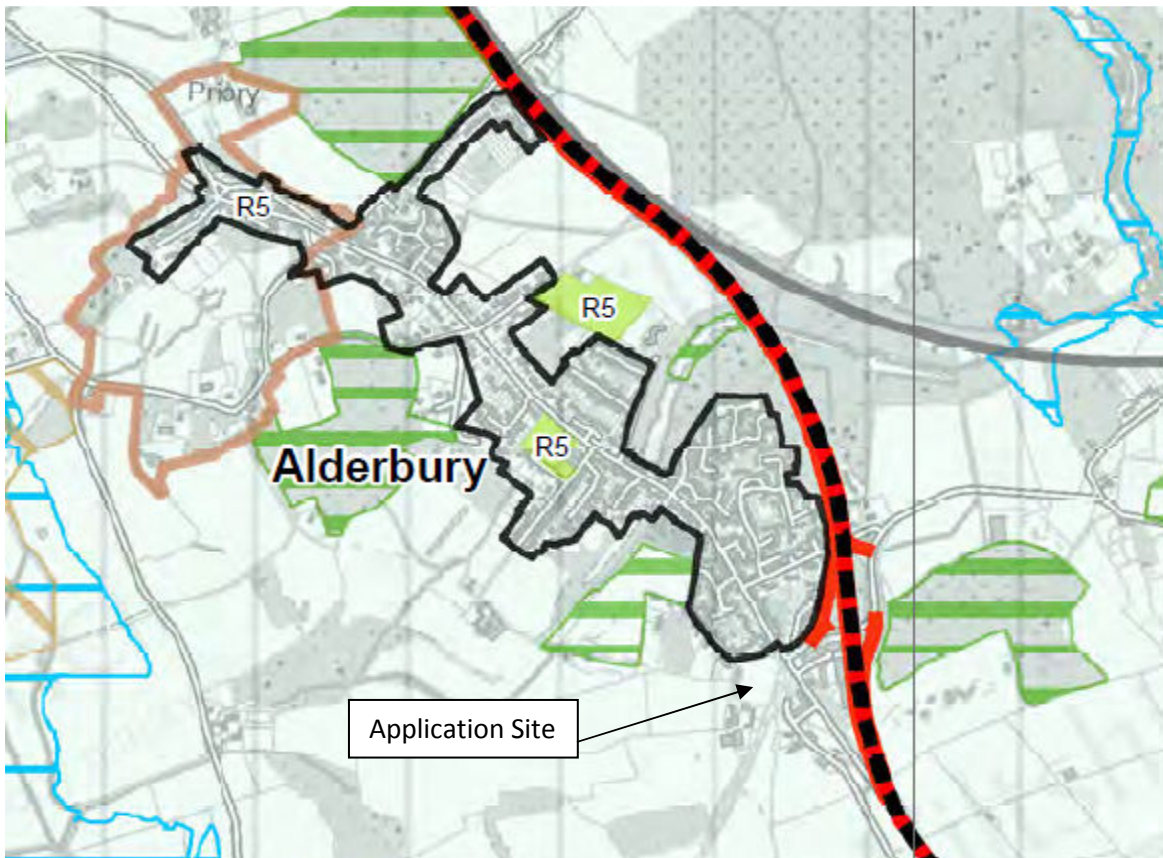
As reported continuously through the media, costs to the NHS are escalating beyond control and hence the Government are now promoting new systems and practices to reduce costs.

Under current payment figures, the centre would cost £60 per shift per carer. If the centre is run at full capacity, with meals and all other social care, costs would be in the region of £30 per patient per day. This is a much more realistic figure than patients being admitted to a high tech hospital for social care.

And:

The location of the proposed facility is ideal in terms of being adjacent to Alderbury with an immediate population of over 2,000, filling a large ‘gap’ in provision of existing GP services between Salisbury, Downton and Whiteparish.

With a position almost directly from the A36 the site also provides excellent accessibility from the surrounding area by road, but also immediate access to bus services.



Extract from eWCS map

5. Planning Policy

South Wiltshire Core Strategy

Core Policy 1 (Settlement Strategy)
Core Policy 2 (Strategic Allocations)
Core Policy 6 (Housing Needs for Salisbury)

Salisbury District Local Plan (saved policies)

G1, G2, C2, H23 & C6

Wiltshire Core Strategy

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP34 (Additional Employment Land)
CP43 (Providing Affordable Homes)
CP45 (Meeting Wiltshire's Housing Needs)
CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP64 (Demand Management)

The Inspector's report for the emerging Wiltshire Core Strategy has now been published and it concludes that the Strategy is 'sound'. It follows that the Strategy must now be given very significant weight in the decision making process prior to its final consideration and assumed adoption by Wiltshire Council in the new year.

Following its adoption some of the existing development plan policies referred to above will be replaced by the WCS policies whereas others will be 'saved'. In the meantime all of the existing policies remain in force and so continue to be the starting point for the consideration of the application.

NPPF & NPPG – In particular paragraphs 11, 12, 13, 14, 17 & 55

6. Summary of consultation responses

Alderbury Parish Council – Objection in second response.

Initial response dated 11/09/13:

Support –

- *Provision of the health centre is a key part of the development which must be supplied for the community. This is a key reason why the PC have supported the application.*
- *The Pc would like to see more than 60 spaces provided for parking to avoid any overspill onto the pavements and neighbouring areas to allow for visitors and often third or fourth cars for households.*
- *The width of the highway should be large enough to support the traffic entering and leaving the development, together with pavements supplied to ensure pedestrians have a clear route to the bus stop and village services.*
- *As the development will be at the southern entrance to the village from the A36, clear signage must be provided to direct traffic and keep the amount of additional vehicles travelling through the village to a minimum.*
- *The drainage issues raised by a local resident must be resolved with oversight from the EA to prevent further flooding of Alderbury Farm Cottage and Witherington Road.*
- *A proposal to create a cycle and pedestrian route primarily along the route of the old railway line which runs alongside the proposed development site, should also be taken into consideration and supported by the landowner.*
- *There is a requirement in the village for properties for older residents who want to downsize but stay local. The PC would like to see some of this type of housing incorporated into the final housing design.*
- *The proposed new allotments are provided as part of the development as there is already a waiting list in the village.*

Second response dated 09/04/14:

The amended plan and additional information were considered by Alderbury Parish Council at their meeting on Tuesday 1st April. As a result of the discussion the Council resolved to 'withdraw' the initial support given to this application.

The 'provision of a local health centre' was the key reason why the Parish Council initially supported the application, however additional information supplied since the original decision has shown that in fact a satellite health centre is not viable in Alderbury from a funding perspective. As a result of this, the definition of the services that could be provided within the local health centre for the community has changed and is not what was originally proposed. This has increased the Council's concern about the realistic delivery of the 'health facility' as part of this development and whether the revised facility will provide as strong a benefit to the local community in Alderbury. Therefore the Council has withdrawn its initial support.

WC Housing officer – Requirement for 40% on-site affordable housing provision

Scottish & Southern Energy – No response received

WC Rights of Way officer – No response received

Highways Agency – No objection

WC Public protection – No objection, subject to Conditions

WC Highways – No Highway objection in principle, access is acceptable but internal arrangement of site is not acceptable

WC Ecologist – No objection, subject to Conditions

WC Drainage – No response received

WC Urban Designer – Various comments

WC Education – Financial contributions by way of S.106 agreement will be required

WC Archaeology – No objection, subject to Condition(s)

WC Open space/adoptions – Requirement for contributions in respect of open space provision

Wessex Water – No objection, standard letter of advice

WC Landscape officer – No response received

WC Tree officer – Arboricultural assessment is required

Natural England – No objection

WC Spatial planning team – Proposal is contrary to local plan policies in respect of residential development outside of housing policy boundaries. Recommend refusal.

WC Conservation officer – A variety of comments

Environment Agency – No objection, subject to Conditions

7. Publicity

The application was advertised by site/press notices and neighbour consultation letters.

The application has generated a total of 37 representations from the public, as follows:

- Twenty four representations in support of the proposed development on grounds including well designed scheme, welcomed health facility and welcomed additional housing.
- Thirteen representations objecting on grounds including highway safety and traffic generation, benefit of health centre too vague/not deliverable, urban incursion into countryside, development outside of housing policy boundary, adverse impact on the character of the area, noise pollution and light pollution.

The application has also received support from John Glen MP. In a letter to Whiteparish Surgery he states the following:

“Many thanks for your letter about the prospect of building a daycentre for dementia sufferers. I absolutely appreciate the importance of this type of provision and applaud your aims. Alzheimers and age-related diseases have been a major interest of mine since I was elected.

I have long argued that this is a time bomb. This part of Wiltshire has a significantly larger older population than the national average and our particularly challenging demographics need to be recognised and resourced sooner rather than later.”.

The letter continues by querying how the centre would be facilitated – through land purchase, gift, etc..

8. Planning Considerations

Principle

Policy principles -

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. According to the NPPF proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

South Wiltshire benefits from an up-to-date development plan through the South Wiltshire Core Strategy (SWCS) and the emerging Wiltshire Core Strategy (eWCS).

The SWCS being the adopted local plan must be given full weight in the decision-taking process; and the eWCS must be given very significant weight having regard to the stage it has reached in the plan-making process, with its examining Inspector's report now published.

Local Plan 'Settlement Strategies' and 'Delivery Strategies' –

Both the SWCS and the eWCS set out objectives for the delivery of new development via 'Settlement Strategies' and 'Delivery Strategies'. Strategic objective 1 of the SWCS seeks to ensure that South Wiltshire is a place where the role and function of settlements is understood and the location of development addresses the causes and effects of climate change. Strategic objective 3 of the eWCS seeks to provide everyone with access to a decent affordable home.

To achieve its objective the SWCS focuses growth at established settlements where there are existing facilities, and so where local housing, service and employment needs can be met in a sustainable manner. The settlements are set out in a hierarchy based on their size and function, and so their ability to absorb different scales of growth (the Settlement Strategy).

The hierarchy of settlements starts with Salisbury (where the largest proportion of growth is concentrated), then Amesbury and the garrison towns (the largest focus for strategic growth outside Salisbury) and then the Local Service Centres (where growth must have regard to local constraints). The SWCS states that these first three tiers of the hierarchy are the primary focus for growth in the overall Settlement Strategy. Next in the hierarchy are Secondary Villages (where growth proportionate to their size, character and environment will be supported), and then Small Villages (where infill and exceptions development will only be supported). The final 'tier' is Other Settlements and the Countryside which are unsustainable locations where new development is unlikely to be accepted.

The eWCS provides a similar hierarchy of settlements in Policy CP1, although covering the entire county. At the top are the Principal Settlements (the primary focus for development), then the Market Towns (with potential for significant development to help sustain and enhance services and facilities and promote better levels of self-containment), the Local Service Centres (modest levels of development to safeguard their role), Large Villages (growth proportionate to their size, character and environment), and Small Villages (infill and exceptions development only). Below the Small Villages are 'other' settlements and the countryside which are unsustainable locations where new development is unlikely.

In line with the hierarchy of settlements, Policy CP2 of the eWCS sets out a Delivery Strategy. This defines the quantity of new development 'needed' in the county during the life of the core strategy, and how it will be distributed in terms of the Settlement Strategy. The Delivery Strategy states that 42,000 homes will be delivered across the county during the life of the WCS, with 10,420 of these in the South Wiltshire HMA. The specific distribution is set out in the Community Area Strategies elsewhere within the core strategy. Policy CP2 states that "... sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning". More particularly it states that within the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and

Large Villages there is a presumption in favour of sustainable development, but outside the defined limits of development, new development will not be permitted, and that the limits of development will only be altered through the identification of sites through subsequent site allocations and neighbourhood plans.

The eWCS examining Inspector's report –

The examining Inspector's report has recently been published. In assessing Policies CP1 and CP2 the report concludes that the Settlement Strategy, as proposed to be modified, is justified by the evidence base and will be effective in realising the objectives and Vision of the core strategy as a whole. More particularly in relation to the Delivery Strategy the report states

The overall indicated quantities of development provide a flexible and positive basis for provision to meet predominantly the needs of the area. These are appropriately expressed as minimums. The policy is underpinned by an aspiration to deliver sustainable patterns of development based upon the settlement hierarchy and through the appropriate use of, where suitable, previously developed land. Furthermore, the policy enables strategic development for certain sites to occur which will be subject to individual masterplanning and community engagement; Overall, the general approach embodied in CP2, as proposed to be changed, is consistent with national policy, is justified and consequently sound. [Paragraph 40].

The report continues

Within defined settlement limits the CS maintains a presumption in favour of sustainable development. Outside of such limits, including Small Villages, development will be limited to that which meets certain criteria. The exceptions policies of the CS may also be applied. CP2 therefore relies heavily on the existence of settlement boundaries to manage growth. Whilst the principle of such an approach may be justified in terms of providing plan led clarity to what development may go where, the efficacy of the plan is partially undermined by the absence of particularly robust evidence in support of the identified limits for each settlement. Whilst a combination of commitments, windfalls and strategic allocations may ensure a supply of development land to meet needs in the shorter term, the effectiveness of CP2 in combination with CP1 is dependent upon a timely review of settlement limits [paragraph 41].

In considering actual delivery on the ground, the Inspector concludes that the Council's housing land supply, and so the core strategy, does demonstrate an adequate five year supply of housing land (the 'shorter term' delivery referred to above). The Inspector also accepts that the slight shortfall in housing arising from the increased requirement can be addressed over the remaining plan period, in particular having regard to the Council's planned early review of settlement boundaries and the core strategy. It follows that Policies CP1 and CP2 are currently 'working' as intended, and in the longer term will continue to work as intended following the Council's reviews.

Policy conclusion -

The eWCS's Settlement Strategy and Delivery Strategy have been found sound by the examining Inspector, subject to a review of settlement boundaries and an early review of the Core Strategy itself being undertaken. The Strategies show how all of Wiltshire's housing needs during the life of the core strategy can be delivered in a sustainable manner, primarily via allocations, re-development of suitable previously developed land and the review of settlement boundaries through DPD's and/or neighbourhood plans.

Housing delivery in the county is now happening in accordance with the Strategies, and so in pure policy terms there is no need for 'other' sites which do not accord being considered. At this time under-delivery is not a sound reason for overruling policy. In the context of an up-to-date and delivering core strategy, sites which do not accord with the Settlement and Delivery Strategies must be considered unsustainable and so contrary to the core strategy and the NPPF.

The current application –

The application relates to a site located outside the 'Large Village' boundary for Alderbury, and so in the countryside. The Delivery Strategy set out in Policy CP2 of the eWCS specifically states that outside the defined limits of development new development will not be permitted. So, in pure policy terms, and as a matter of principle, the proposal is unacceptable. The proposal conflicts with the sustainable development principles of the Settlement and Delivery Strategies of the SWCS and eWCS. It, therefore, comprises unsustainable development and, as such, is unacceptable in terms of the Core Strategy and the NPPF.

The explanatory notes accompanying Policy CP1 of the eWCS state that at Large Villages development will predominantly take the form of small housing and employment sites within the settlement boundaries. Small housing sites are defined as sites involving less than 10 dwellings. Notwithstanding that this site lies outside of the defined boundary for Alderbury, its scale (namely 28 dwellings) is significantly above what the Strategy envisages. Development at a scale significantly above that envisaged would not be sustainable having regard to the limited range of employment, services and facilities these villages offer and the scale of change anticipated by the Area Strategy.

The NPPF states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case there are no material considerations which outweigh the policy presumption against unacceptable unsustainable development. This is considered further below.

The core strategy includes exception policies under which development may be acceptable outside of the settlement strategy – for example, sites which would deliver a high percentage of affordable units. None of the exceptions policies apply in this case.

Other material considerations

As set out earlier in the report, planning legislation states that planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

In this case the proposal includes a 'local health centre' and allotments, and the potential benefits from these for the well-being of those occupying the development together with those in the wider community are material considerations to be considered in the balance.

In relation to the local health centre the application is accompanied by health centre reports and updates already referred to and which also state that the facility ...

- *is the solution that the Government needs to help solve the problem of increasing elderly care and morbidity within a caring social environment;*
- *is ideally located in terms of being adjacent to Alderbury with an immediate population of over 2,000, filling a large 'gap' in provision of existing GP services between Salisbury, Downton and Whiteparish;*
- *would significantly reduce hospital admissions, improve the day-to-day life for many patients within our community and those of their carers, stop illnesses and chronic conditions developing any further, and keep the costs of care both in primary and secondary care to a minimum;*
- *is consistent with healthcare and planning policies and strategies both locally and nationally.*

It is recognised that these are benefits which would improve health-care provision in general. However, it is not accepted that they are sufficiently material to justify 'other' otherwise unacceptable development (specifically the 28 houses also forming part of the overall proposal) contrary to the Core Strategy's Settlement and Delivery Strategies referred to above.

A key purpose of the health centre would to provide general healthcare via a day centre, and this aspect is not unanimously supported by the local community. Local support is a material consideration which can also be given weight, but not where there is also objection. It is considered that the presumption against unsustainable development outside of the defined settlements, and the resulting conflict with the Strategies of the Core Strategy is overriding in this respect.

Other material considerations include the allotments (for which the PC states there is demand), affordable housing, and other infrastructure. However, none of these are considered to outweigh the policy presumption against unacceptable development outside of the settlement strategy. As the Delivery Strategy points out, the need for housing and all related infrastructure can be delivered through the reviews of the Core Strategy and/or neighbourhood plans in any event.

Highways/access considerations

The application is for outline planning consent will all matters reserved, save for access. The Highways Agency raises no objection to the proposal. The Wiltshire

Council Highways officer raises no objection to the proposed access to the site, subject to further details of the access showing junction radii, sight lines, drainage and the specification of surface materials. The Highways officer commented that the indicative internal road layout is unacceptable (inadequate space to turn delivery and refuse vehicles). Such issues would be addressed at the reserved matters stage.

Impact upon residential amenities and the character and appearance of the area

The application is outline, with all matters reserved save for access. The final design and layout of the development would be considered in detail and on its merits at a later (reserved matters) stage in the event of planning permission being granted.

However, by reason of the location of the site, the existing screening and the topographical and general relationship of the land to the closest neighbouring dwellings and uses, it is considered the proposal should not necessarily result in adverse impacts on local amenity or adversely affect the existing character of the surrounding or wider landscape if appropriately.

Ecological and environmental impacts

Whilst the application is outline, with all matters reserved save for access, Natural England and the District Ecologist have each provided consultation responses raising no objection in principle, subject to appropriate mitigation Conditions.

Archaeological and other Heritage considerations

The Assistant County Archaeologist has assessed the proposal and raises no objection subject to Conditions.

Similarly, the conservation officer has raised a variety of comments but does not object to the proposed development in principle.

Provision towards recreational open space, education, and waste & recycling facilities

The applicant has indicated he is content to enter into a legal agreement with the Council to make relevant financial contributions in respect of recreational open space, education contributions and contributions towards waste and recycling facilities in accordance with the requirements of local plan policies.

9. S106 contributions

The applicant has indicated he is content to enter into a legal agreement with the Council to make relevant financial contributions in respect of recreational open space, education contributions and contributions towards waste and recycling facilities in accordance with the requirements of local plan policies.

10. Recommendation

That the application be REFUSED for the following reasons:

1. The application site is located in the countryside and so outside of any settlement defined in the South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy (including the 'large village' settlement of Alderbury).

The 'Settlement Strategy' and 'Delivery Strategy' set out at Core Policies 1 and 2 of the existing and emerging Core Strategies state that in the interests of sustainability new development will be focused at the defined settlements only, in forms and at scales appropriate to the size and character of the settlements, or on other suitable allocated land or previously developed land, and not in other settlements or the countryside. These policies define sustainable development in the Wiltshire context, and so it follows that this proposal, by reason of its location in the countryside and so not within a sustainable settlement, is unacceptable as a matter of principle, failing to accord with the settlement and delivery strategies of the core strategies and so comprising unsustainable development.

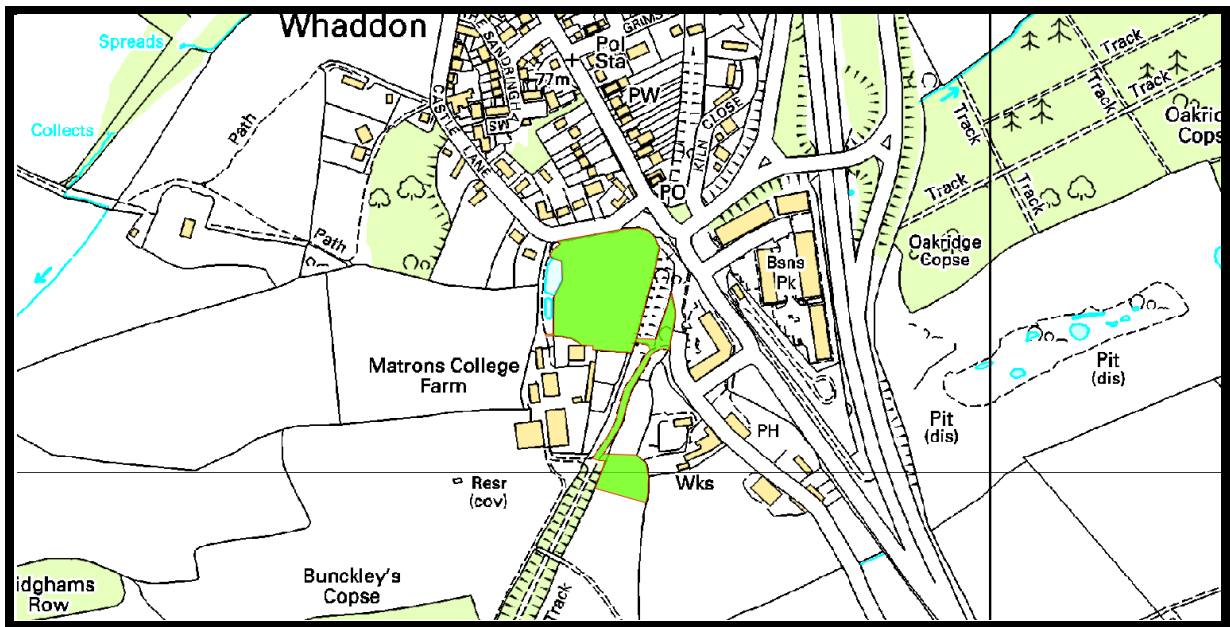
There are no material considerations which outweigh this fundamental policy position, including the proposals to provide a local health centre, allotments and affordable housing. The Core Strategies are relevant and up-to-date, and demonstrate an adequate supply of land for new housing in the housing market area in any event.

2. The application does not make provision for essential infrastructure made necessary by the proposed development – namely, affordable housing, recreation facilities (on- and off- site), and education facilities, and waste and recycling facilities. This is contrary to Policies CP3 of the South Wiltshire Core Strategy, saved policies G9 & R2 (within the South Wiltshire Core Strategy), and Core Policy 43 of the Wiltshire Core Strategy.

INFORMATIVE

It is acknowledged that the applicant is willing to enter into a S.106 legal agreement with the Council to make provision in respect of the essential infrastructure requirements detailed above in reason for refusal 2, however this reason is necessary to ensure the matters are adequately considered in the event of an appeal.

13/02543/OUT - Matrons College Farm, Castle Lane, Whaddon, Salisbury. SP5 3EQ



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Date of Meeting	15th January 2015
Application Number	14/07832/OUT
Site Address	Land off the A338 and Bourne View, Allington
Proposal	Outline planning application for mixed use development comprising 18 dwellings and site access arrangements and a community building and associated recreation ground and parking
Applicant	Paterson family
Town/Parish Council	Allington
Ward	Bulford, Allington and Figheldean
Grid Ref	420248 138828
Type of application	Outline planning
Case Officer	Adam Madge

Reason for the application being considered by Committee

The ward member has asked for this application to be considered at committee in view of the public interest in the application and the community benefits of the scheme.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) to **REFUSE** the outline planning permission.

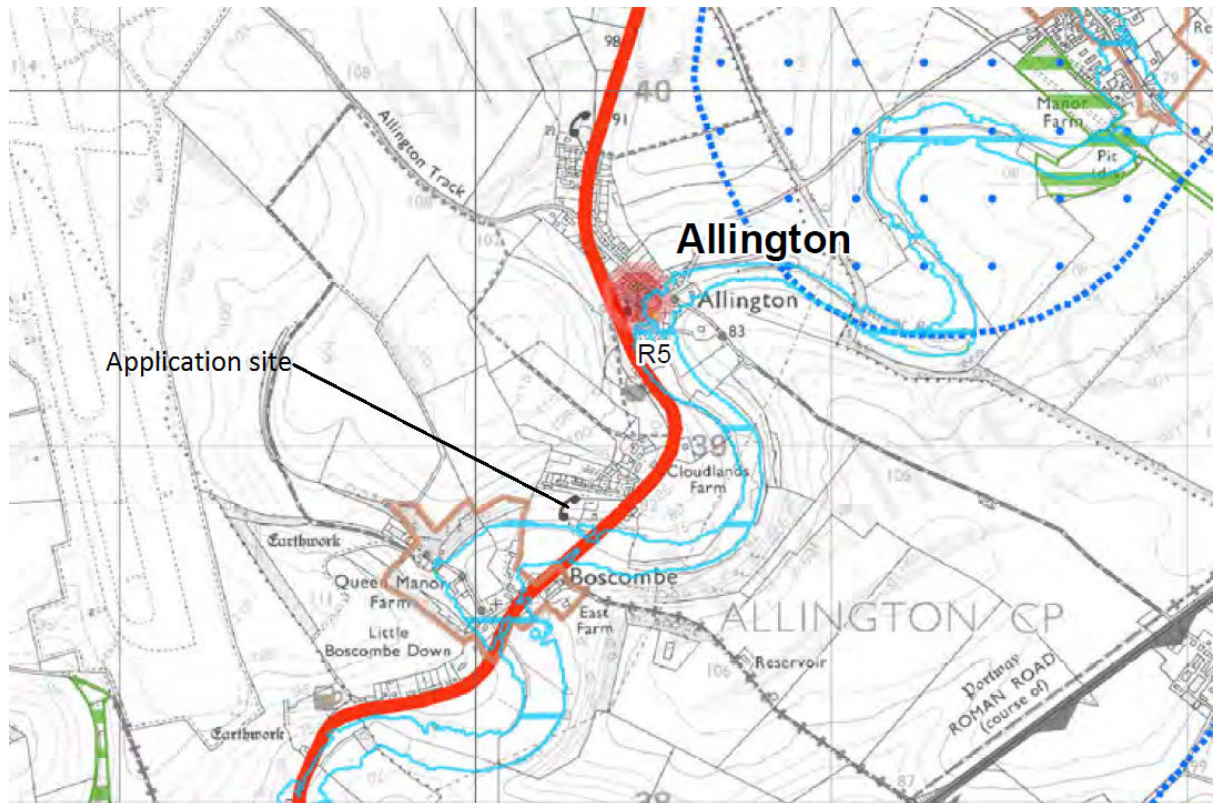
2. Report Summary

The main issues to consider are

- a) The principle of development and policy implications;
- b) Highways access
- c) Flooding
- d) Design including noise considerations
- e) Landscape
- f) Ecology

3. Site Description

This site relates to land just off the A338 at Allington. The site covers an area of approximately 1.82 hectares and is partly covered in trees and vegetation. The site is classed as Greenfield land. The site slopes up towards the North. Below is an extract from the Wiltshire core strategy.



4. Planning History

S/2002/0854 Access to the field from the A338 refused 17/6/2002

5. The Proposal

This application seeks outline planning permission for the redevelopment of this field with a residential scheme of 18 dwellings together with space for a village hall/community building, pitch provision, landscaping and car parking. The application is in outline form only and it is only the principle of these uses along with the detailed consideration of the access that is under consideration.

The application is for outline planning permission. Vehicular access would be via the A338, with an additional pedestrian only access onto Bourne View, widening of Bourne View is shown on the plans to assist with on street car parking. The application submission includes a layout which is shown below –



6. Planning Policy

South Wiltshire Core strategy

Core Policy 1 – The Settlement Strategy and distribution of growth in south Wiltshire

Core Policy 2 – Strategic Allocations

Core Policy 3 – Meeting Local Needs for Affordable Housing

Core Policy 5 – Employment Land

Core Policy 19 -Water efficiency and River Avon SAC

Core Policy 22 - Green infrastructure and Habitat networks

Salisbury District Local Plan ‘saved’ policies:

G1 – Sustainable development

G2 – General Criteria for development

G9 - Planning Obligations

D2 – Infill development

H8 - Housing Policy Boundary

R2 – Open space provision

C18 – Development sites bounded by watercourses

C12 – Protected species

C11 – Nature Conservation

Wiltshire Core Strategy

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP34 (Additional Employment Land)

CP43 (Providing Affordable Homes)

CP45 (Meeting Wiltshire's Housing Needs)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP64 (Demand Management)

NPPF & NPPG

Allington with Boscombe parish plan – This is a material planning consideration

7. Consultations

Allington Parish Council -

Allington Parish Council have no objections to this planning application

Additional comment received in respect of the open space officers comments -

Allington already has a Parish Council managed play park in the centre of the village that is fully equipped for youngsters up to the age of 14. Its the older children and adults that have no facilities – but that will be catered for with the open space mini sports field alongside the new village hall. There was never any intention to provide a second children's playground on the site now being considered for outline planning.

Environment Agency

No objection to the application – subject to the Flood Risk Assessment submitted with the application and conditions regarding surface water management, and a satisfactory flood level estimation scheme

Wiltshire Council Archaeology – recommend a condition on any planning permission. Requiring a trenched evaluation of the site.

Wiltshire Council Drainage Officer – Support the application subject to conditions regarding storm water drainage and foul water drainage.

Natural England – No objections although encouragement is given to the local authority to consider requiring biodiversity enhancement measures and to consider the impacts on local sites, local landscape character and local or national biodiversity.

Wiltshire Council Ecologist – Objects to the development as not being able to mitigate or enhance the existing woodland area.

Wiltshire Council Education – Require a developer contribution of £16,768 towards five primary school places and three secondary school places of £19,084. A total cost of - £141,092

Wiltshire Council Environmental Health Officer – Raises concerns about the siting of the village hall, sports pitch and adjacent car parking in relation to the nearest houses proposed. Suggests that the layout proposed is inappropriate and that this will need to be changed at the reserved matters stage. Also requests various conditions relating to noise insulation and lighting if the proposal is granted permission.

Wiltshire Council Highways – Objects to the development as the sites general positioning is considered to be contrary to local and national sustainable transport policy guidance. However generally satisfied with the proposed visibility splays and junction layout. Requests further drawings showing levels and gradients to establish whether a suitable access can be achieved.

Wiltshire Council Housing officer – At the time of writing housing comments were still awaited.

Wiltshire Council Landscape Officer – No objections received

Wiltshire Fire and Rescue – No objections but advice offered on Access, water supplies and Fire Safety legislation.

Wiltshire open space officer – For the on site provision of childrens casual or informal play space of 225m². This can be provided on site.

For Youth and adult provision 810m² should be provided on site. This can be provided by the proposed pitch.

Wiltshire Conservation Officer – Raises concerns about the design of the development which it is considered too formal in relation to the relatively informal nature of the adjacent conservation area.

8. Publicity

5 letters of objection have been received including the following points –

- A) The development is unsustainable and will not achieve an overall pattern of land use that will reduce the need to travel contrary to policy. The area has few buses and most people who travel do so by car. Cycling is hazardous because of the busy main road. Walking is only of a local nature as there are no footpaths connecting villages in the area. Development will increase traffic as it will be dependant on car use.
- B) Development will take a sizeable portion of greenbelt land and not a minor alteration to a housing policy boundary.

- C) The size of many of the houses would not be suitable for first time buyers and may appeal to people outside the village therefore not meeting the villages needs. They do not offer accommodation for the elderly or disabled which it is believed is needed in the village.
- D) Considered that design of the buildings is not sympathetic to the nearby conservation area. Plan should be adapted to have less of an impact on the conservation area to the west. The village hall should be of a more suitable vernacular design. There should be planting along the Western boundary to screen views.
- E) Development is unlikely to benefit the villages economy as any jobs generated will be outside the village.
- F) Concern is expressed that access onto the A338 would be dangerous as a previous application at this point was refused in 2002. Particularly as 50 parking spaces are envisaged for the village hall. The speed limit on this road is constantly breached. Particular concern is that there is not enough visibility to see Southbound traffic. A major accident occurred a few years ago at the old school house.
- G) There will be an increase in noise to the village from the cars and use of village hall and playing field.
- H) To develop the area would destroy a green area for wildlife including for owls and woodpeckers which have been seen in the area. The development will not help in the preservation of the countryside.
- I) Concern is expressed that the walkabout survey for wildlife was carried out in February when amphibians would not have been about. Frogs, toads, lizards, newts and slow worms have all been found in neighbouring gardens.
- J) There is a disused sewage works in the area which may contain contaminants.
- K) The flood risk assessment is more concerned with the site than with it's impact on existing buildings in Boscombe many of which are at risk of flood. The flood risk assessment suggests some infilling of the floodplain which will increase the risk of flooding, particularly to the listed St Andrews church.
- Suggests that surface water would be disposed of to the sewer system. It is considered this would overload the sewer system.
- L) Concern that anyone standing on top of the proposed access road would overlook the property at Westcroft and this would be an infringement of privacy.

- M) On the proposal it states that there is already a field gate accessing the site. This is not considered to be the case there is a field gate the other side of the river near Boscombe social club.
- N) Concern that the development may cause damage to the sewage pipe at the vehicular entrance.
- O) Concerned that the widening of Bourne View would be minimal at 2 ft and the upheaval of doing so would not be worth it. Concerned that this is another attempt to cojoin Bourne View to the development.
- P) Suggests a more central site in Allington would be more appropriate which would alleviate much of the problems with this site such as the vehicular access and the loss of wildlife.
- Q) Concern about the way the application has been brought and that there has been no referendum on the application. Considers that the Village plan has been used selectively and that key likes such as beautiful countryside will be lost by the proposal. The village plan showed that the majority of residents approx 350 felt there was no need for any more homes to be developed in the village.
- R) Considered that a new village hall is not needed as the Glebe Hall, Newton Toney, Boscombe Social Club, The Earl of Normanton and the Old Inn satisfy event needs. Consider that the impact of the village hall on neighbouring pubs and social club would be terminal. Concerned that whilst the developer is generously covering development costs of the hall, this will not cover equipment and maintenance costs which can be high.

2 letters of support have been received making no specific points

9. Planning Considerations

9.1 Principle of Development

Policy principles -

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. According to the NPPF proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

South Wiltshire benefits from an up-to-date development plan through the South Wiltshire Core Strategy (SWCS) and the emerging Wiltshire Core Strategy (eWCS). The SWCS being the adopted local plan must be given full weight in the decision-taking process; and the eWCS must be given very significant weight having regard to the stage it has reached in the plan-making process, with its examining Inspector's report now published.

Local Plan 'Settlement Strategies' and 'Delivery Strategies' –

Both the SWCS and the eWCS set out objectives for the delivery of new development via 'Settlement Strategies' and 'Delivery Strategies'. Strategic objective 1 of the SWCS seeks to ensure that South Wiltshire is a place where the role and function of settlements is understood and the location of development addresses the causes and effects of climate change. Strategic objective 3 of the eWCS seeks to provide everyone with access to a decent affordable home.

To achieve its objective the SWCS focuses growth at established settlements where there are existing facilities, and so where local housing, service and employment needs can be met in a sustainable manner. The settlements are set out in a hierarchy based on their size and function, and so their ability to absorb different scales of growth (the Settlement Strategy).

The hierarchy of settlements starts with Salisbury (where the largest proportion of growth is concentrated), then Amesbury and the garrison towns (the largest focus for strategic growth outside Salisbury) and then the Local Service Centres (where growth must have regard to local constraints). The SWCS states that these first three tiers of the hierarchy are the primary focus for growth in the overall Settlement Strategy. Next in the hierarchy are Secondary Villages (where growth proportionate to their size, character and environment will be supported), and then Small Villages (where infill and exceptions development will only be supported). The final 'tier' is Other Settlements and the Countryside which are unsustainable locations where new development is unlikely to be accepted.

The eWCS provides a similar hierarchy of settlements in Policy CP1, although covering the entire county. At the top are the Principal Settlements (the primary focus for development), then the Market Towns (with potential for significant development to help sustain and enhance services and facilities and promote better levels of self-containment), the Local Service Centres (modest levels of development to safeguard their role), Large Villages (growth proportionate to their size, character and environment), and Small Villages (infill and exceptions development only). Below the Small Villages are 'other' settlements and the countryside which are unsustainable locations where new development is unlikely.

In line with the hierarchy of settlements, Policy CP2 of the eWCS sets out a Delivery Strategy. This defines the quantity of new development 'needed' in the county during the life of the core strategy, and how it will be distributed in terms of the Settlement Strategy. The Delivery Strategy states that 42,000 homes will be delivered across the county during the life of the WCS, with 10,420 of these in the South Wiltshire HMA. The specific distribution is set out in the Community Area Strategies elsewhere within the core strategy. Policy CP2 states that "... sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning". More particularly it states that within the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages there is a presumption in favour of sustainable development, but outside the defined limits of development, new development will not be permitted, and that the limits of development will only be altered through the identification of

sites through subsequent site allocation development plan documents and neighbourhood plans.

The eWCS examining Inspector's report –

The examining Inspector's report has recently been published. In assessing Policies CP1 and CP2 the report concludes that the Settlement Strategy, as proposed to be modified, is justified by the evidence base and will be effective in realising the objectives and Vision of the core strategy as a whole. More particularly in relation to the Delivery Strategy the report states

The overall indicated quantities of development provide a flexible and positive basis for provision to meet predominantly the needs of the area. These are appropriately expressed as minimums. The policy is underpinned by an aspiration to deliver sustainable patterns of development based upon the settlement hierarchy and through the appropriate use of, where suitable, previously developed land. Furthermore, the policy enables strategic development for certain sites to occur which will be subject to individual masterplanning and community engagement; Overall, the general approach embodied in CP2, as proposed to be changed, is consistent with national policy, is justified and consequently sound. [Paragraph 40].

The report continues

Within defined settlement limits the CS maintains a presumption in favour of sustainable development. Outside of such limits, including Small Villages, development will be limited to that which meets certain criteria. The exceptions policies of the CS may also be applied. CP2 therefore relies heavily on the existence of settlement boundaries to manage growth. Whilst the principle of such an approach may be justified in terms of providing plan led clarity to what development may go where, the efficacy of the plan is partially undermined by the absence of particularly robust evidence in support of the identified limits for each settlement. Whilst a combination of commitments, windfalls and strategic allocations may ensure a supply of development land to meet needs in the shorter term, the effectiveness of CP2 in combination with CP1 is dependent upon a timely review of settlement limits [paragraph 41].

In considering actual delivery on the ground, the Inspector concludes that the Council's housing land supply, and so the core strategy, does demonstrate an adequate five year supply of housing land (the 'shorter term' delivery referred to above). The Inspector also accepts that the slight shortfall in housing arising from the increased requirement can be addressed over the remaining plan period, in particular having regard to the Council's planned early review of settlement boundaries and the core strategy. It follows that Policies CP1 and CP2 are currently 'working' as intended, and in the longer term will continue to work as intended following the Council's reviews.

Policy conclusion -

The eWCS's Settlement Strategy and Delivery Strategy have been found sound by the examining Inspector, subject to a review of settlement boundaries and an early review of the Core Strategy itself being undertaken. The Strategies show how all of

Wiltshire's housing needs during the life of the core strategy can be delivered in a sustainable manner, primarily via allocations, re-development of suitable previously developed land and the review of settlement boundaries through DPD's and/or neighbourhood plans.

Housing delivery in the county is now happening in accordance with the Strategies, and so in pure policy terms there is no need for 'other' sites which do not accord being considered. At this time under-delivery is not a sound reason for overruling policy. In the context of an up-to-date and delivering core strategy, sites which do not accord with the Settlement and Delivery Strategies must be considered unsustainable and so contrary to the core strategy and the NPPF.

Allington is classed as a 'small village' without a village boundary within the Wiltshire Core strategy where under core policy 2 infill housing is permitted but large scale housing on the outskirts is not permitted. Policy CP2 states that development will be limited to infill within the existing built area; where it seeks to meet the following three criteria -

i) respects the existing character and form of the settlement

Located on the outskirts of the village it is clear this does not respect the existing character and form of the settlement.

ii) the proposal does not elongate the village or impose development in sensitive landscape areas,

The proposal does elongate the existing village in a special landscape area and therefore does not meet this criteria.

iii) does not consolidate an existing sporadic loose knit areas of development related to the settlement.

This is because of the inherent unsustainable nature of building large numbers of dwellings in areas on the outskirts of villages such as this with few facilities where travel will then be inevitable to access facilities.

Core policy 1 states that '*New Housing will not be permitted outside the settlements named in Core Policy 1*' Allington is not a settlement named in Core policy 1.

The NPPF states *Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*

The council has a demonstrable five year land supply of housing equivalent to 5.44 years supply at present and therefore it is considered that the Wiltshire Core strategies policies should take precedent.

Land for a community building is being offered as part of this development. It is understood that there is some village support for this and providing land and

planning permission for a community hall can only be a positive contribution for the community. However officers consider given the very up to date policies in the Wiltshire Core strategy and the fact that this development is situated on the edge of the village that this in itself does not outweigh the harm that would occur from developing in this unsustainable location.

Therefore in principle and in policy terms the proposal does not meet policy in either the NPPF or the new Wiltshire Core strategy. The proposal on the outskirts of the village is considered an inappropriate form of development.

9.2 Highways access

One of the key issues under the current application is the access to the site. A number of local residents have drawn the councils attention to how busy the road which the access would be formed off is.

The main road is the A338 and access would be obtained from the development site onto this road. Objectors to the application have made the point that this is a busy road where in their opinion the 40mph speed limit is sometimes exceeded and access from this site onto the road would be difficult.

Members will also note that planning permission was refused in 2002 for a new access onto the site in a similar position to that which the current access is proposed. This went to appeal and was also dismissed at appeal. The inspector at the time considered the proposal against the then local plan policies (which have since changed) and considered that because there was already a suitable access along Bourne View it would not be necessary to provide a second access onto the main road.

Circumstances have changed since this point in that the policies then applied have now changed and it is proposed that more traffic is to use the access. The inspector previously concluded that the access to the north of the site was already a suitable access and therefore a new access off the A338 was not required. Obtaining access along Bourne View is less desirable to local residents and therefore it is proposed onto the A338.

The councils highways officer has been consulted about this and whilst objecting to the principle of the development. Providing the development is carried out in accordance with the plans considers that adequate vision can be obtained in both directions in order to allow access out of this junction.

9.3 Flooding

One of the main concerns of local residents is that the site could flood or cause neighbouring sites to flood. Sites have in the area flooded in the recent past and the this area of land is situated close to the Bourne.

Neither the Environment Agency nor the councils own drainage officer has objected to the application as the applicants have submitted a flood risk assessment as part of the application. It is intended that all built development is located with flood zone 1

(although it should be noted that small parts of the site are located in flood zones 2 and 3 including part of the Eastern access. To compensate for this it is proposed that flood storage is proposed in order to stop the access being cut off during times of flood. Access on foot could still be provided by Bourne View. Such flood storage could be provided by detail in the subsequent reserved matters application.

Both the councils drainage officer and The Environment Agency have suggested conditions with regards to details should this application be approved.

9.4 Design including noise concerns

Whilst details of design are matters reserved for later consideration if planning permission is approved. Indicative plans have been submitted at this stage for consideration. The housing proposed is generally of a vernacular design which has the potential to be high quality providing the correct materials and finishes are applied.

One of the objectors raised concerns that the proposed village hall/community building was more contemporary in it's design and therefore out of keeping with the surrounding area. It is considered merely because a building is of modern design does not mean it is inappropriate to the area. It is important that the materials proposed on such a building are of good quality and that the building respects in scale and bulk neighbouring properties. Officers consider from the plans submitted that the building has the potential to do this.

The councils Public Protection team have raised concerns about the proposed design in terms of it's layout and effect on neighbouring property and concern that both the proposed community building and the car parking associated with it will have an effect on neighbouring properties. Inevitably and community building such as this has the potential to cause noise nuisance to neighbouring properties if not properly controlled. However short of placing the building in a very isolated spot they will always be close to residential properties and therefore in this case it is considered important that if planning permission were to be granted in outline for this development that further negotiations between the council and the applicant would need to take place on the precise positioning of the community building and parking, any mitigating measures that could be put in place and that conditions were properly used and enforced to make sure no noise nuisance took place.

The councils conservation officer has assessed the application and has suggested that because no appraisal has been undertaken of the effect of this development on the adjacent conservation area the application should be withdrawn or refused whilst such an appraisal is undertaken. The conservation officer considers that the current (indicative) fairly formal design is at odds with the relatively informal nature of the adjacent conservation area Officers note these comments but also that the application is in outline and therefore the design of the final development could be altered to be less formal if necessary. It would be necessary with any reserved matters application to provide a clear analysis of the effect of this development on the conservation area and how it impacted on it.

9.5 Landscape considerations

The proposal is situated in a special landscape area and is therefore covered by saved policy C6 of the south Wiltshire core strategy and core policy 3 of the Wiltshire core strategy.

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

- (i) the siting and scale of development to be sympathetic with the landscape; and*
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.*

Core policy 51 identifies that -

Development should protect, conserve and where possible enhance landscape character and must not have an unacceptable impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been considered:

- i. the locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*
- ii. the locally distinctive character of settlements and their landscape settings*
- iii. the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe*
- iv. visually sensitive skylines, soils, geological and topographical features*
- v. landscape features of cultural, historic and heritage value*
- vi. important views and visual amenity*
- vii. tranquillity and the need to protect against intrusion from light pollution, noise, and motion and*
- viii. landscape functions including places to live, work, relax and recreate.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall have regard to the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's natural beauty, must also demonstrate that it would not adversely affect its setting.

Both policies aim to achieve a similar result in that they seek to ensure that any landscape impacts from development are limited. This sites designation within the South Wiltshire Core strategy as a special landscape area means that consideration must be given to the impact that the proposal will have on the wider landscape. Inevitably any development of this type

Will be seen in the landscape as it is a relatively open landscape and there will be public views primarily from the surrounding roads such as Bourne View and the A338, but also to an extent from the adjacent byway on the opposite side of the A338 which runs South East past East farm.

It is considered that a development in this area if in principle acceptable would be seen in the landscape and in various views. None the less, there is opportunity in the reserved matters to this application to provide planting and if considered necessary screening to soften the impact of the development. In addition the design of the development itself can be adapted if necessary to ensure that it harmonises with the landscape. It is not therefore considered that the development would be so harmful as to warrant refusal of the planning application in landscape terms.

9.6 ecology

The councils ecologist has raised concerns about the impact on ecology at the site. In particular about the loss of woodland on the site which would be inevitable as a result of this application.

Core policy 50 of the Wiltshire Core strategy -

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest and*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements. Development proposals affecting local sites must contribute to their favourable management in the long-term.*

Protection

Development proposals must demonstrate how they protect, and where possible enhance, features of nature conservation and geological value as part of the design rational. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological

networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP), particularly through landscape scale projects, and be relevant to the local landscape character.

Disturbance

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Development likely to increase recreational pressure on Special Protection Areas (SPAs) will be required to deliver an appropriate level of mitigation to offset any potential impacts. Suitable mitigation strategies will include securing management measures for designated features of Salisbury Plain, New Forest National Park and surrounding areas. Designated features include Habitats Directive Annex I habitats and Annex II species. Provision of an appropriate area of Suitable Alternative Natural Greenspace to deter public use of Natura 2000 sites will only be acceptable in exceptional circumstances.

Such measures shall be secured through reasonable and proportionate planning obligations and agreements.

The councils ecologist has stated -

“Core policy 50 of the councils emerging Core Strategy requires that development retains, buffers and manages features of nature conservation value but if such features cannot be retained “removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity” resource, and secure the integrity of local ecological networks and provision of ecosystem services.”

“The application fails to quantify or address this loss or consider the policy requirements for mitigation. Further information should be submitted to demonstrate how these policies will be complied with”

The applicant has provided a diagram showing the area of trees and shrubs to be retained. However this shows that the area of trees and shrubs to be retained will in fact be very small

- The northern boundary will be a single row of trees. These are included within the curtilage of new dwellings and therefore subject to removal and replacement with close board fencing in due course.
- The access road will cut through the southern boundary planting to isolate the mature beech trees which are noted as being of ecological importance in Adrian's email.
- The western boundary is marked on the illustrative site plan as a single hedgerow
- A new hedgerow will be planted along the eastern boundary. This will form the curtilage of several properties and is therefore potentially vulnerable to mismanagement or removal in the long term.

The councils ecologist has therefore been unable to conclude that there will be an overall enhancement for biodiversity on the site nor even mitigation for the proposed loss of habitat as is required by core policy 50 of the Wiltshire Core strategy.

The applicant has pointed out that at present there is no statutory protection over the young woodland the subject of the application site and therefore in theory the woodland could be removed tomorrow (although the applicant has also said they have no intentions of doing this at present) this is essentially the 'fallback position'. in planning terms. In addition it should be noted that at present the application is in outline and therefore any new areas of planting or retained woodland can be agreed at the reserved matters stage.

Officers therefore have to weigh up the benefits of the scheme against the concerns of the ecologist and the fact that the scheme would be contrary to the new core policy 50 of the Wiltshire core strategy also taking into account the fallback position.

Officers are concerned that far from enhancing the existing habitat on the site as required by core policy 50 the proposal is unlikely to even be able to mitigate against the scheme. Whilst the proposal is in outline it is clear that the comprehensive redevelopment of the site is unlikely to be able to enhance the existing habitat on the site and that given that officers already have concerns about the principle of development on the site the effect on ecology should form a further reason for refusal.

9.7 Contributions

There are a number of contributions requested for this development in order to make it an acceptable form of development.

- **Affordable Housing** – A 30% affordable housing contribution is sought in accordance with the core strategy policies (5 houses)
- **Education** - Financial contribution of £141,092 towards improvements to existing education infrastructure, in accordance with core policy of the Wiltshire Core strategy.
- **Children's Recreation** – The provision of 135m2 of equipped childrens play space (and commuted payments for maintenance if the applicants want to offer the equipment for adoption).
- **Adult Recreation** –on site provision of 810m2 of pitch provision as shown on the plans and maintenance arrangements
- **Ecology** - £1976.76 towards the Stone Curlew Project within the Special Protection Area for Birds, to mitigate for the impact of increased use of Salisbury Plain for recreational activity by residents of the development.
- **S106 Monitoring Fee** – £3,000.

9.5 Issues raised by objectors

The primary cause for objection by neighbours to this application is the access to the site and the principle of development which are addressed above. Other issues brought up include -

- The development is in outline only form at the moment and therefore the plans showing house sizes are indicative and houses could be smaller or larger than shown presently on the plans when the reserved matters application is submitted. That having been said there are a number of smaller terraced houses shown on the plans as well as larger properties.
- The property known as Westcroft is situated to the North East of the development and whilst undoubtedly there will be more disturbance than at present to the property from vehicles entering and exiting the site, it is not considered that there would be significant overlooking of the property itself from the roadway such as to warrant refusal of the application. If the proposal were approved a condition could require details of fencing to be submitted and some form of 2m high enclosure in this area would prevent any significant overlooking of the house.
- Part of the proposal is to widen Bourne View by approximately 2 feet. This is not considered necessary by officers to approve the development but should members wish to approve the development then this should be included in any S106 agreement.
- Objectors comment that a more central site in Allington would be more appropriate than this site. This is the site that has been put forward for development and therefore consideration must be given to this site.

10. Conclusion

Officers have considered this application carefully and considered the benefits that the proposal would have for the community in terms of providing land for a new community building, new housing stock and some potential improvements to the roadway in Bourne View. In addition it has community support from the parish council. This has to be carefully weighed against the in principle objections that have been raised in terms of policy in that sited as it is outside of any village boundary within the open countryside, where there is a 5 year land supply available and it is contrary to the Wiltshire core strategy it should be considered unacceptable. Having considered all the issues it is concluded that the harm caused by the development outweighs the benefits and therefore the application is recommended for refusal.

RECOMMENDATION Refuse Planning permission for the following reasons -

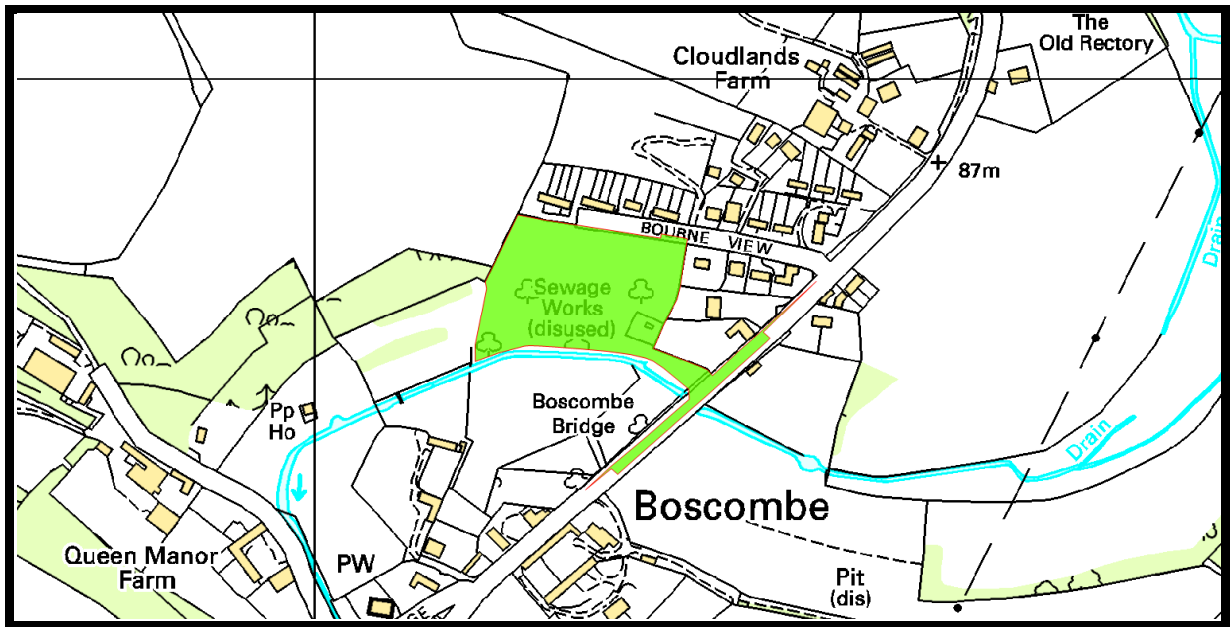
- 1) The application site is located in the countryside and so outside of any settlement defined in the South Wiltshire Core Strategy and the emerging Wiltshire Core Strategy (including the 'large village' settlement of Alderbury).

The 'Settlement Strategy' and 'Delivery Strategy' set out at Policies CP1 and CP2 of the existing and emerging Core Strategies state that in the interests of sustainability new development will be focused at the defined settlements only, in forms and at scales appropriate to the size and character of the settlements with a settlement hierarchy, or on other suitable allocated land or previously developed land, and not in other settlements or the countryside. It follows that the proposal, by reason of its location in the countryside, is unacceptable as a matter of principle, failing to accord with the strategies of the core strategies and so comprising unsustainable development in this context.

There are no material considerations which outweigh this fundamental policy position, including the proposals to provide a local health centre, allotments and affordable housing. The Core Strategies are relevant and up-to-date, and demonstrate an adequate supply of land for new housing in the housing market area in any event.

- 2) In the absence of a suitable legal agreement, a scheme and suitable financial contributions for Education, Affordable Housing, adult and children's recreation, and ecology cannot be secured. The proposal would therefore fail to accord with saved policy G9 of the Salisbury District Local Plan and core policy 3 of The Wiltshire Core strategy.
- 3) The proposal is likely to result in a reduction of the woodland area currently present on site. This in turn is likely to lead to a reduction in the loss of habitat and biodiversity available on the land which it has not been demonstrated can be adequately mitigated against. It is therefore considered that the proposal is contrary to core policy 50 of the Wiltshire core strategy and saved policy C11 of the Salisbury district local plan.

14/07832/OUT - Land off A338 and Bourne View, Allington, SP4 0AA



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Date of Meeting	15 th January 2015
Application Number	14/10256/FUL
Site Address	46 Tournament Road, Salisbury, SP2 9LG
Proposal	Construction of 2 storey side extension and conversion of existing house to create 4 no. 1 bed flats with off-road parking.
Applicant	Mrs S Sneedon
Town/Parish Council	Salisbury City Council
Division	Bemmerton
Grid Ref	412466 131351
Type of application	Full Planning
Case Officer	Tom Wippell

Reason for the application being considered by Committee

The application has been called to committee by Councillor Ricky Rogers in view of the relationship to adjoining properties, car parking and the sub-standard floor space which could set a precedent.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be should be **APPROVED subject to conditions**.

2. Report Summary

The issues in this case are:

- The principle of residential development;
- Impact on visual amenity and character of the area;
- Impact on residential amenity;
- Highway safety;
- Floor Space
- Public open space contributions.

Publicity of the application has resulted in no comments from the City Council and 2 objection letters. There have been no letters of support.

3. Site Description

The application site is located on Tournament Road, a residential area characterised by semi-detached, two-storey housing. The application site is larger than most other plots in the area, due to its location at the end of the road.

4. Planning History

None relevant to this application.

5. The Proposal

Planning permission is sought to construct a two-storey extension to the side of the existing property, and to split the built-form into 4 new flats. A hardstanding will be created at the front of the site to accommodate 4 cars, with bin/ cycle storage located at the side of the building, and a communal garden to the rear.

6. Planning Policy

Salisbury Policies: G1, G2, D2, H8, (as 'saved' within the adopted South Wiltshire Core Strategy)

NPPF

7. Consultations

Salisbury City Council: No comments received

Wiltshire Council Highways: No objection subject to conditions

Wiltshire Council Archaeology: No objections

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated two letters of objection and no letters of support.

The letters of objection are summarised as follows:

- Will the garden be enclosed by secure fencing as existing fencing consists mainly of 3 foot high chain link fencing
- My small children play in my garden and I will lose all privacy if these flats are built, parking is also an issue now and will get worse with flats being built in what is a nice family area with most of the properties having young families

9. Planning Considerations

9.1 Principle

The site is located within the Salisbury Housing Policy Boundary where the principle of new residential development is acceptable, subject to the criteria as set out in 'saved' Policy H8 of the South Wiltshire Core Strategy. Of particular importance is that the proposal should not result in the loss of an open space which contributes to the character of the area and should not conflict with other design policies of the development plan.

Policy D2 relates to street and infill development, and requires that proposals should

respect or enhance the character and appearance of the area including building lines, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths.

Having regard to this policy background, a proposal for additional new flats at the site is not considered unacceptable in principle provided it is appropriate in terms of its scale and design to its context, and provided other interests including residential amenity and highway safety are addressed.

9.2 Scale, design and siting

The two-storey side extension is considered to be sympathetic in design and scale, will not dominate the existing property, or detract from the appearance of the wider area. Although not set-down in height from the main ridgeline, the proposal is set-in from the front elevation, ensuring that it will not compete with the main dwelling or unbalance the semi-detached pairing.

The plot is sufficient in size to accommodate this size of the proposal without being overwhelmed, and the loss of open space within the streetscene will not be significantly harmful to visual amenity.

Materials (bricks and tiles to match) are considered acceptable and in visual terms no objections are raised.

9.3 Impact on residential amenity

The roof slopes away from the boundary to its highest point, and it is considered that the extension is set a sufficient distance away from the site boundaries to ensure that harmful overshadowing and overdominance will not occur.

A first-floor bedroom window, a first-floor bathroom window and 3 high-level rooflights (serving a bathroom and a bedroom) will face towards the rear boundary. Whilst it is accepted that these windows will be visible from the properties in Herbert Road, overlooking is not considered to increase significantly over current levels to warrant refusal.

Additional plans have been submitted, showing a 1.8 metre high close-boarded fence on the rear boundary. This will ensure that mutual overlooking between ground-floor windows will not occur.

Additional overlooking across the road will not be significant, given that overlooking 'front to front' is not unusual or principally unacceptable form of development in a suburban street such as this.

There are no windows in the side elevation.

9.4 Highway Safety

Highways raise no objections to the scheme, as 1 x parking space will be provided for each flat. As a consequence there are no highway objections.

9.5 Floor Space

Concerns have been raised that the floor-space for the 4 new flats will be too small, and would result in unsuitable living standards for future residents. Whilst Officers accept that the flats will be relatively small in comparison to the surrounding dwellings, the floor sizes are not considered to be unusually cramped in relation to other recently approved new flats within the City Centre, and it would be difficult to object to the scheme being out-of-keeping with the character of the area, given that there will be no harm to visual amenity.

Environmental Health have confirmed that there are no set minimum-floor standards for new flats, and they only offer guidance on avoiding noise pollution between floors wherever possible (although this is also covered by Building Regs).

9.6 Public Open Space Contributions

A recent change in National Planning Policy has confirmed that due to the disproportionate burden of developer contributions on small scale developers, for sites of 10-units or less with a combined gross floor space of less than 1000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions.

As such, a financial contribution towards Public Open Space is not required in this instance.

RECOMMENDATION

That the Area Development Manager (South) be delegated to grant planning permission following completion of a Section 106 obligation requiring payment of a financial contribution towards off-site recreation / open space provision, and subject to the following conditions -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building

3. The development hereby permitted shall not be first occupied until the whole of the proposed car parking areas have been consolidated and surfaced (not loose stone or gravel). These areas shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4. The gradient of the proposed car parking areas shall not at any point be steeper than 1 in 15 for a distance of 4.8m from the back of the paved footway.

REASON: In the interests of highway safety.

5. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the car parking areas), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the side elevations or roofslopes of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

7. Before the development hereby permitted is first occupied, the 3 bathroom windows in the rear elevation shall be glazed with obscure glass only and the windows shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy

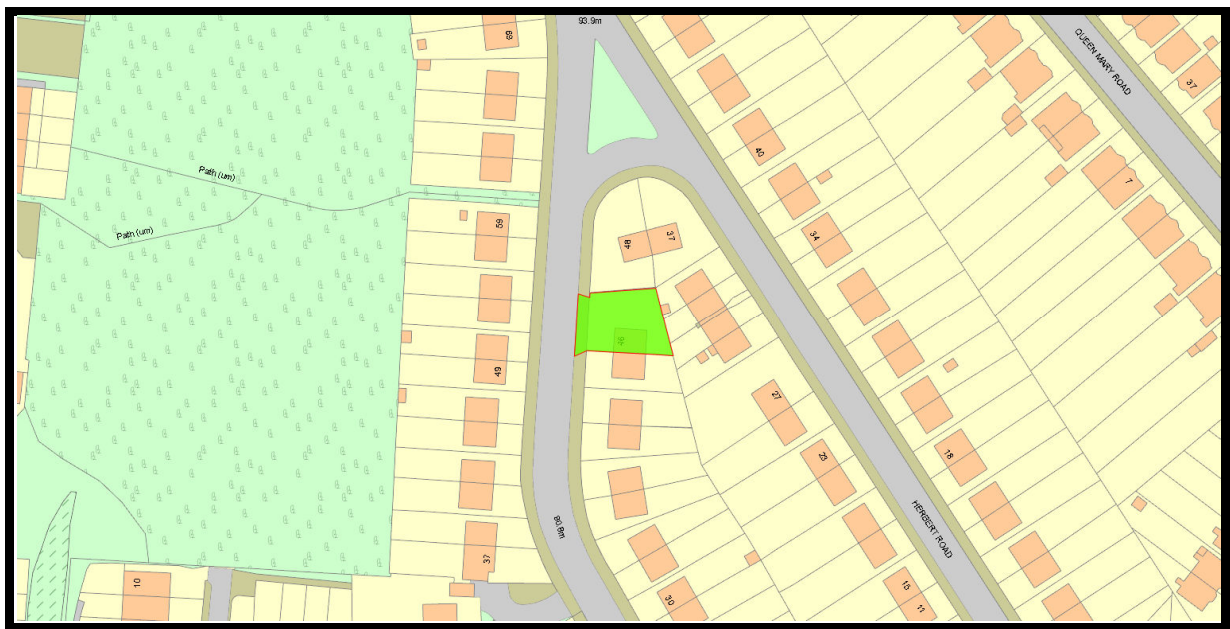
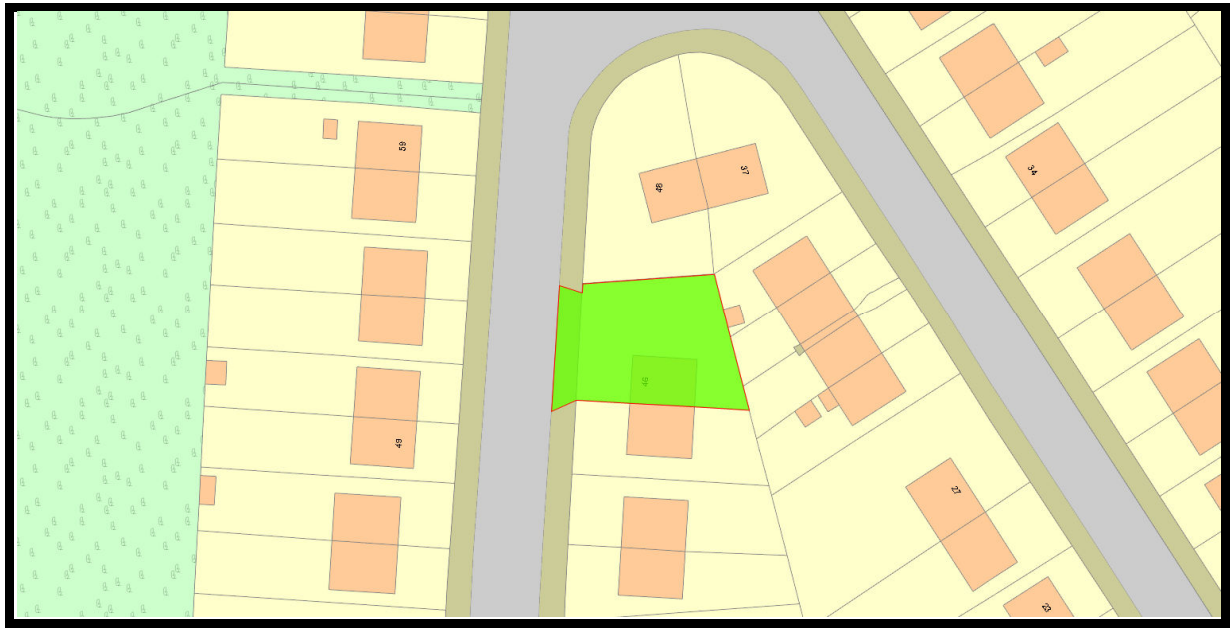
8. This development shall be in accordance with the submitted drawings:

- 1869-05 rev D, dated October 2014 and received to this office on 13/11/14

REASON: For the avoidance of doubt.

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14/10256/FUL – 46 Tournament Road, Salisbury. SP2 9LG



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